

Successfully Navigating the Expropriation Process

Real Property Law



In-Person



Webcast

Date: Wednesday, March 28, 2018 | 9:00 am to 12:30 pm

Location: Mississauga Living Arts Centre
4141 Living Arts Drive, Mississauga ON L5B 4B8



Program Chair: **Raymond Mikkola**, Pallett Valo LLP

This program is eligible for up to 3.50 Substantive Hours

With current and proposed LRT construction across the GTA, many people and businesses are being impacted. In the event a client calls you after having received an offer to purchase their property, or has questions or concerns about the value of their property being impacted by construction, would you know how to advise them appropriately? Attend this program to understand the basics of expropriation law and process in Ontario, and to hear expert insights into appraisals, OMB process, a case study on the Hurontario LRT Project and tips for success at a hearing of necessity. Plus walk through a fact scenario with our expert panel and apply the knowledge you have learned.

Register now to join this important discussion and ensure you can effectively protect your clients' interests.

8:30 am Registration and Continental Breakfast

9:00 am Open Remarks from the Program Chair

9:10 am **Overview of the Law of Expropriations in Ontario**

John Russo, Pallett Valo LLP

Gain a refresher of the fundamental concepts you need to know related to expropriations in Ontario, and the general practical issues you should be aware of.

9:40 am **Case Study: Hurontario LRT Project**

Joe Perotta, B.A.A., MCIP, R.P.P., Director, Hurontario LRT Project Office, City of Mississauga

Hear insights on the Metrolinx-led Hurontario Light Rail Transit (LRT) project, one of the largest infrastructure projects ever undertaken in Peel Region.

- Gain an update on the project
- An overview of the project's expropriation process
- Understand how a project team comes together to manage and execute a large project, including engineering, planning and legal considerations

10:10 am **Hearing of Necessity: An Overview and Tips for Success**

Shane Rayman, Rayman Beitchman LLP

- What is the purpose of a Hearing of Necessity? When should an owner request one?
- Is there a possible downside to requesting one?
- What are the functions and roles of the parties involved?
- Practical tips for successfully conducting a hearing
- What are the possible outcomes?

10:40 am **The Role of Appraisers in Valuing Properties, and Consideration Which Impact Value**

Ken Strong, Strong MacDougall Oudekerk Professional Corporation

Grant Uba, B.A, AACI, M.I.M.A, Senior Director, Research, Valuation and Advisory Group, Altus Group

- How does environmental contamination affect the value of a property being expropriated?
- What is the purpose and role of the appraisal?
- What considerations impact the appraised value?
- How is injurious affection valued?

11:10 am Networking Break

11:25 am **Ontario Municipal Board: Process and Procedure**

Patricia H. Simpson, LLB, Director, Property Acquisition Unit, Rapid Transit Project Management Unit, Metrolinx

Learn how to successfully navigate your client's matter through the OMB's process, including important timelines, upcoming procedural changes and general strategies for success.

11:55 am **Panel Discussion and Q & A**

Joe Perotta, B.A.A., MCIP, R.P.P., Director, Hurontario LRT Project Office, City of Mississauga

Shane Rayman, Rayman Beitchman LLP

John Russo, Pallett Valo LLP

Patricia H. Simpson, LLB, Director, Property Acquisition Unit, Rapid Transit Project Management Unit, Metrolinx

Ken Strong, Strong MacDougall Oudekerk Professional Corporation

Grant Uba, B.A, AACI, M.I.M.A, Senior Director, Research, Valuation and Advisory Group, Altus Group

Our expert panelists will walk you through a complex expropriation-related fact scenario and encourage discussion of the relevant issues, potential challenges, red flags, and emerging questions.

12:25 pm Closing Remarks from the Program Chair

12:30 pm Program Concludes

PROGRAM REGISTRATION IS ONLINE www.oba.org/pd

Questions? pd@oba.org